

WINDOW GUARD LEASE ADDENDUM

Window Guards Save Lives!

This MANDATORY notice must be given to tenants of multifamily rental units at least once per year at lease signing, lease renewal, or with a notice of a rent increase.

For Landlord Use: First Notice Date Delivered: _____ Delivery Method: By Hand Mail Other _____
 Second Notice Date Delivered: _____ Delivery Method: By Hand Mail Other _____

A TENANT'S LEGAL RIGHTS REGARDING WINDOW GUARDS

YOUR landlord is required to install rigid metal window guards or window stop devices in all habitable rooms to prevent windows from opening more than 4 inches when the rental unit is occupied by a child 10 years old or younger or when any tenant requests a window protection device. Windows located within 20 feet of the finished ground level must have an ASTM F2090 compliant emergency escape release mechanism.

YOU have the right to request at any time and for any reason that the landlord install window guards in your apartment (regardless of the presence of children).

YOUR landlord is not required to install window guards: (1) on windows that do not open; (2) if your apartment is located on the ground-level floor of the building; (3) on any window that has an air conditioning unit permanently bolted to the window and not surrounded by an open space exceeding 4 inches, or on 4) Windows leading to a fire escape ladder or an exterior balcony.

YOUR landlord is prohibited from making you pay for the cost of installing, maintaining, or repairing, window guards in your apartment.

YOU are prohibited from interfering with the installation of a window guard, tampering with or modifying a window guard, or removing a window guard that has been installed.

YOU are required to promptly review, complete, sign, and return this form to your landlord.

YOUR landlord must demonstrate to you the safe and proper use of window guards installed in your apartment.

TENANTS: PLEASE PLACE A CHECKMARK NEXT TO ANY OF THE STATEMENTS BELOW THAT APPLY TO YOU:

- Window guards are currently installed in my apartment.
- Window guards are not currently installed in my apartment.
- Window guards are not required in my apartment because of one or more of the valid reasons listed above.
- At least one child 10 years old or younger currently lives in my apartment.
- I want window guards installed in my apartment (for any reason).
- My landlord demonstrated to me how to safely operate the window guards in my apartment.

- One or more window guards in my apartment need repair and/or maintenance. The specific window guard(s) needing this service are listed on the back of this form. **LANDLORD: if this box is checked see the list on the back of this form.**

Tenant Name(s): _____ Apt. Number: _____

(Print)

Tenant Signature(s): _____ Date: _____

PART B - TO BE COMPLETED AFTER THE INSTALLATION OR REPAIR OF WINDOW GUARDS IN YOUR APARTMENT:

- Window guards have been installed in my apartment as I requested, or because I have children 10 years old or younger in my home.
- My landlord did not charge me for the cost of installing window guards.
- I acknowledge that it is a violation of law for me to interfere with the installation of a window guard, or to tamper with, modify, or remove a window guard that has been installed. My landlord may charge me for the cost to repair any damage to a window guard caused by me or my family.

Tenant Name(s): _____ Apt. Number: _____

(Print)

Tenant Signature(s): _____ Date: _____

Addendum:

To My Landlord - The Window Guard(s) listed below require repair or maintenance:

